

1003/23

I - 984/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 236201

Ri
1-50.
192423

Subrata Saha

Aparna Saha
Krishna Saha

Ashen Kumar Saha

Gouri Saha

Ashin Saha

Arebaro Saha,
SSABASAN

Ashen Kumar Saha

Subrata Saha

Ashin Saha

Sharmistha Saha

Partner



DEVELOPMENT AGREEMENT

Q 2000271466/23

(Cont.....P/2)

Certified that the Document is admitted to
Registration and the Signature Sheet and
the Endorsement Sheet attached to this
Document are part of this Document



Ri
Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

10 FEB 2023

0001

SL NO. 26584 Date 19.9.2022

PURCHASER S. S. ABASAN

Full Address Siliguri

Total Value 1000/-

Stamp Purchased from JPG Treasury



MS

STAMP VENDOR

JAYA RANI DAS

Licence No. 1 of 99-2009

Addl. DSR Office, Rajganj, Jalpaiguri

000001



Addl. Dist Sub-Registrar
Bhakti Nagar, Dist-Jalpaiguri

10 FEB 2023



Subrata Saha
Aparna Saha
Krishna Saha.
Ashok Kumar Saha.
Gouri Saha.
Ashis Saha
Archana Saha.
Sekhar Chandra Saha
Ashok Kumar Saha.
Ashis Saha
Shamistha Saha.
Partner

(Page - 2)

This "Development Agreement" is made on this 10th day of February, in the year Two Thousand & Twenty Three.

B E T W E E N

- (1) SHRI SUBRATA SAHA, [PAN:-AKVPS7337K]; son of Late Sadananda Saha;
- (2) SMT. APARNA SAHA, [PAN:- BGHPS9878E]; wife of Shri Subrata Saha; both are resident of Bankim Chandra Road, Hakimpara, P.O.& P.S Siliguri, District- Darjeeling, Ward No. 15 under Siliguri Municipal Corporation;
- (3) SRI KRISHNA SAHA [PAN:- AYGPS0086C]; son of Sri Mangal Chandra Saha; Service by occupation.
- (4) SHRI ASHOK KUMAR SAHA, [PAN:- AJQPS5378G]; son of Late Santi Ram Saha;
- (5) SMT. GOURI SAHA [PAN:- CAYPS6902D], wife of Sri Ashok Kumar Saha; All are No. (3) to (5) are resident of Raja Ram Mohan Roy Road, Sukanta Nagar, P.O, Rabindra Sarani, P.S. Bhaktinagar, District- Jalpaiguri, Ward No- 38, under Siliguri Municipal Corporation,
- (6) SHRI ASHIS SARKAR, [PAN:- BOFPS4682N]; son of Sri Ashutosh Sarkar, resident of Aurabinda Pally, P.O. Rabindra Sarani; P.S. Siliguri; District- Darjeeling; Ward No- 22, under Siliguri Municipal Corporation;
- (7) SMT. ARCHANA SAHA, [PAN:- NJZPS7013G]; wife of Sri Sekhar Chandra Saha, resident of Raja Ram Mohan Roy Road, Sukanta Nagar, P.O. Rabindra Sarani, P.S. Bhaktinagar, District- Jalpaiguri, Ward No-38, under Siliguri Municipal Corporation;

all are Hindu by religion; Business by occupation, Indian by Nationality; hereinafter called the FIRST PARTY/LANDLORD (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, representatives, administrators and assigns) of the FIRST PART.

A N D

(Cont.....P/3)



Subrata Saha
Aparna Saha
Krishna Saha
Ashok Kumar Saha

Bronu Saha
Anir Saha

Archana Saha

(Page - 3)

S S ABASAN

Subrata Saha
Ashok Kumar Saha
Anir Saha
Sharmistha Saha

Partner

"S.S. ABASAN", [PAN:- AEOFS7026N], a partnership firm, having its registered office at Bankim Chandra Road; Hakim Para, P.O. & P.S. Siliguri; District - Darjeeling, in the state of West Bengal, Pin - 734001; represented by & through its partners :-

- (1) **Shri Ashok Kumar Saha**, [PAN:- AJQPS5378G]; son of Late Santi Ram Saha; resident of Raja Ram Mohan Roy Road, Sukanta Nagar, P.O. Rabindra Sarani, P.S. Bhaktinagar, District- Jalpaiguri, Ward No- 38, under Siliguri Municipal Corporation,
- (2) **Shri Subrata Saha**, [PAN:- AKVPS7337K]; son of Late Sadananda Saha, resident of Bankim Chandra Road, Hakimpara, P.O.& P.S Siliguri, District- Darjeeling, Ward No. 15 under Siliguri Municipal Corporation;
- (3) **Shri Ashis Sarkar**, [PAN:- BOFPS4682N]; son of Sri Ashutosh Sarkar, nality, resident of Aurabinda Pally, P.O. Rabindra Sarani; P.S. Siliguri; District- Darjeeling; Ward No- 22, under Siliguri Municipal Corporation,
- (4) **Smt. Sharmistha Saha**, [PAN:-BUZPS3348M], wife of Sri Krishna Saha, Indian by Nationality, resident of Raja Ram Mohan Roy Road, Sukanta Nagar, P.O. Rabindra Sarani, P.S. Bhaktinagar, District- Jalpaiguri, Ward No-38, under Siliguri Municipal Corporation,

hereinafter called SECOND PARTY/DEVELOPER (which expression shall mean and include unless excluded by or repugnant to the context their heirs, executors, successors, representatives, administrators and assigns) of the SECOND PART,

WHEREAS the First Party/Landowners are the absolute joint owner in possession of a plot of land measuring 0.1157 Acre, recorded in R.S. Khatian No. 660(old) & 565/8 (modified); corresponding L.R. Khatian No. 453; forming part of R.S. Plot No. 431/740, corresponding L.R. Plot No. 262; situated within Mouza - Dabgram; R.S. Sheet No. 12 (L.R. Sheet No. 88); J.L. No. 02; Pargana - Baikunthapur; P.S. Bhaktinagar; District - Jalpaiguri; by virtue of "DEED OF CONVEYANCE", being Document No. 1 - 5574 for the year 2021, registered on 13th August, 2021, in the office of the Addl. District Sub-Registrar, Bhakti Nagar, Jalpaiguri, executed by Sri Ratan Saha, son of Late Radha Ballav Saha.

AND WHEREAS now the First Party/Landlords have desirous to construct a multi storied building on their said land measuring 0.1157 Acre, as fully described in below Schedule "A", but due to paucity of fund, they could not construct any building over below Schedule -"A" mentioned land.



(Cont.....P/4)

Subrata Saha
Aparna Saha
Krishna Saha.
Ashok Kumar Saha.
Crowi Saha.
Aashi Saha
Apeksha Saha

SSABASAN

Ashok Kumar Saha.
Subrata Saha

Aashi Saha

Sharmista Saha
Partner

(Page - 4)

AND WHEREAS the First Party/Landlords has agreed to authorized the Second Party/Developer to develop their aforesaid land, fully described in the Schedule "A" below by constructing a building, consisting ownership basis residential flats, car parking spaces thereon and the First Parties has agreeable to convey, assign and transfer the said land, flats and car parking spaces directly to the intending purchaser/purchasers may be nominated by the Second Party/Developer on the following terms and conditions agreed by and between the parties.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. THAT the Second Party/Developer hereby agrees to develop and/or cause to be developed the Schedule "A" mentioned land of the First Party/Landlords on the terms mentioned herein below and as may be permitted by the concerned authorities by constructing a Four Storied (G+3) building consisting flats/dwelling units and the Second Party/Developer agrees that it will obtain whatsoever permissions are required to develop the aforesaid land for constructing (G+3) storied building at its own costs and own responsibility but in the name of the First Party/Landlord, after meeting all necessary requirements for the purpose of construction the (G+3) building.
2. THAT with a view to develop the aforesaid land of the First Party/Landlords as may be permitted by all concerned authorities, the First Party/Landlords shall handover and deliver their aforesaid land which is described in the Schedule "A" below to the Second Party/Developer with the right of development of the aforesaid land by way of constructing four storied (P+3) building thereon on the terms herein contained.
3. THAT within 30 (Thirty) days from the date of sanction of the building plan, the First Party/Landlords deliver his below Schedule "A" mentioned vacant land to the Second Party/Developer for construction of the building as per Building Plan, sanctioned by the Siliguri Municipal Corporation in the name of the First Party/Landlords.
4. THAT the Second Party/Developer shall bear all expenses that would reasonably be required for the purpose of aforesaid construction including expenses of electric bill.
5. THAT the Second Party/Developer under normal circumstance, shall complete the proposed construction within 24 months for unavoidable circumstances from the date of handover of land by the Landlords.

(Cont.....P/5)



Subrata Saha

Aparna Saha

Prishna Saha.

Ashok Kumar Saha.

Gouri Saha.

Asmi Saha

Archanu Saha.

(Page - 5)

SSABASAN

Ashok Kumar Saha
Subrata Saha

Asmi Saha

Shovanisha Saha.

Partner

6. THAT in pursuance of this agreement, the First Party/Landlord shall handover the possession of the vacant land as fully describe in the Schedule -"A" below to the Second Party/Developer for the purpose of construction of the said building. The Second Party/Developer shall use the said property for the purpose of construction and he may store the building materials as per requirement and keep the chowkider or any other stuff or may take other security measures.
7. THAT the Second Party/Developer shall use standard building materials during the construction of the building as above referred to and shall not responsible for any damage, losses or accidents, which may god forbid, might take place during the progress of the construction work. The Second Party/Developer will appoint an Engineer of their choice for supervising the construction work and inspection of materials used.
8. **THAT the Second Party/Developer to given to the First Party /Landlords, the entire Third Floor (approximate 2800 sq. ft. of residential flat) and a Parking Space, measuring 600 sq. ft. on the north-west corner of the Ground Floor; as Owner's Allocation (as fully described in Schedule - "B" below.**
9. THAT all the remaining flats and car parking spaces of the said proposed Four Storied (P+3) building shall be retained by the Second Party/Developer.
10. THAT the Second Party/Developer shall entitled to take advances from different parties during the continuation of construction work from the intending purchasers of the flats by executing the agreement to sell to which the First Party/Landlord shall not have any objection and fully consents for the same
11. THAT the Second Party/Developer shall sell and execute and sign the Sale Deed/Deeds of the Flats and Car parking spaces of the said proposed Four Storied(P+3) building excepting the share of the First Party/Landlord as mentioned hereinabove and all the sale price/consideration money of those flats and car parking spaces will be appropriate by the Second Party/Developer only and the First Party/Landlord shall not raise and claim to any part of those sale proceeds in anyway.

(Cont.....P/6)



Subrata Saha
Aparna Saha

Krishna Saha.
Ashok Kumar Saha
Gouri Saha

Ashu Saha
Aneena Saha
(Page - 6)

SSABASAN
Ashok Kumar Saha
Subrata Saha
Ashu Saha

Shamistha Saha
return

12. THAT the Allocations so given to the First Party/Landlords by the Second Party/Developer shall be finished as follows:-
(each Flat contains Two Bedroom, One Drawing cum Dining, One Kitchen & Two Toilet)

- (a) FOUNDATION :- R.C.C. Foundation with super structure.
- (b) WINDOW :- Still window with glass fittings.
- (b) DOOR :- Doors frame made by Sal Wood and shutter with Flush Door.
- (c) KITCHEN :- One Kitchen in each Flat and upto 3' height wall over oven slab will be finished with tiles and kitchen slab furnished with marble and steel sink.
- (d) TOILET :- Two Toilet in each flat(one is Commode & another is Indian Pan) and upto 6' height wall will be finished with tiles.
- (e) FLOOR :- All the floor including Toilet & Kitchen furnished by floor tiles.
- (f) PAINTING :- Inside wall is lime panning, toilet and doors & windows finished with primer and paint.
- (g) Pump :- One Pump & one overhead common tank for the entire building.
- (h) Electrification :- Concealed Electrical wirings with switches (excluding lamp & fittings).
- (i) Sanitary :- All sanitary items at toilet & bathroom shall be ISI standard and One basin provided in Drawing cum Dining space for each Flat.
- (j) Balcony :- 2'-6' Grill will be provided as per working Plan;
- (k) Brick Works :- 5" thick Brick work (1:5 ratio);
- (l) Lift :- 1(one) Lift of 5 passengers capacity provided for the proposed building.

13. THAT this agreement shall not be treated a Partnership between the First and Second Party.

(Cont.....P/7)



Subrata Saha
Aparna Saha
Krishna Saha
Ashok Kumar Saha

Gourav Saha

Ami Saha

Abhejana Saha
(Page - 7)

S S ABASAN

Subrata Saha
Ashok Kumar Saha
Ami Saha
Sharmista Saha

Partner

14. THAT if any dispute arises in connection with the said land, the First Party/Landlords shall solve the same.
15. THAT the Second Party/Developer may advertise in the media for sale of parking space/flat of the aforesaid proposed construction.
16. THAT the First Party/Landlords shall not sell or otherwise transfer the below scheduled land to anybody during the pendency of this agreement.
17. THAT all the Income Tax liabilities in connection with the construction of the aforesaid project and profits arising from the sale of Developer's Allocation in the said project shall be borne by the Developer.
18. THAT if applicable, the First Party/Landlords shall bear GST liabilities for their Allocated Share and as well as also bear the Electricity Connection Charges for their allocated share in the proposed building.

:-SCHEDULE - "A":-

(Details of Land)

ALL THAT PIECE AND PERCEL OF the Land, measuring 0.1157 Acre, recorded in R.S. Khatian No. 660(old) & 565/8 (modified); corresponding L.R. Khatian No. 453; forming part of R.S. Plot No. 431/740, corresponding L.R. Plot No. 262; situated within Mouza - Dabgram; R.S. Sheet No. 12 (L.R. Sheet No. 88); J.L. No. 02; Pargana - Baikunthapur; P.S. Bhaktinagar; District - Jalpaiguri; situated at Pran Krishna Road; within the jurisdiction of Ward No. 38 of Siliguri Municipal Corporation.

The said land is butted and bounded as follows:-

- North :- Land & House of Sri Narendra Dutta Munsii;
South :- 20 ft. wide S.M.C. Road;
East :- sold Land of Sri Ranada Prasad Saha;
West :- Land of Sri Mrinal Kanti Bhattacharjee;

SCHEDULE - 'B'

(OWNER'S ALLOCATION)

THAT the entire Third Floor, measuring 2800 sq. ft. of residential flat and Parking Space, measuring 600 sq. ft. on the north-west corner of Ground Floor of the 4(G+3) storied residential building constructed on the Schedule - "A" mentioned land.

SCHEDULE - 'C'

(DEVELOPER'S ALLOCATION)

ALL THAT the entire building (i.e. all the Flats & Car Parking Areas) to be constructed on the above Schedule "A" land, except the OWNER'S ALLOCATION, described in the Scheduled "B" above.



(Cont.....P/8)

(Page - 8)

IN WITNESS WHEREOF the above-mentioned parties hereunto set their respective hands and on the day, month & year first above written.

WITNESS :-

1> Taru Talukdar
S/o. Late. Gobinda Talukdar
Netaji para, Kalpataru Road
Ghosomali, Siliguri - 06

2> Dipankar Bharmick
S/o. Swapan Bharmick
Chittanangan Colony
Siliguri, Doojooling
734001

Subrata Saha

Aparna Saha

Krishna Saha.

Ashok Kumar Saha.
Gouri Saha.

Ashir Saha

Arehana Saha

(First Party/Landlords)

Ashok Kumar Saha.

Subrata Saha


Ashir Saha

Sharmistha Saha.

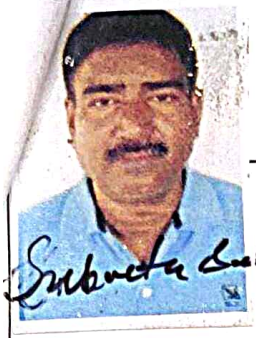
(Second Party/Developer) Partner

Drafted by me, read over to both the parties
& printed in my office:-




(Bappa Saha)
Advocate/Siliguri
(WB)F-983/1172/19

Finger Prints of FIRST PARTY



Subrata Saha

Subrata Saha

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left					
Right					

Finger Prints of FIRST PARTY



Aparna Saha

Aparna Saha

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left					
Right					

Finger Prints of FIRST PARTY



Krishna Saha

Krishna Saha

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left					
Right					

Finger Prints of FIRST PARTY







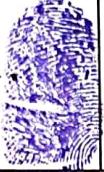






Ashok Kumar Saha

Ashok Kumar Saha












	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left					
Right					

Finger Prints of FIRST PARTY

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Crowni Saha</i>	Left					
	Right					


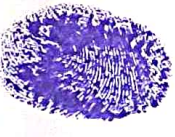


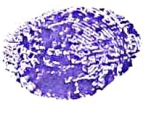
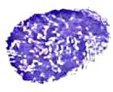

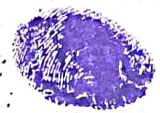


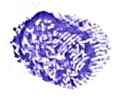
Crowni Saha

Finger Prints of FIRST PARTY












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Ashis Sarkar</i> ASHIS SARKAR	Left					
	Right					

Ashis Sarkar

Finger Prints of FIRST PARTY












		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 <i>Archana Saha</i> Archana Saha	Left					
	Right					

Finger Prints of SECOND PARTY

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Ashok Kumar Saha	Left					
	Right					





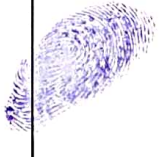
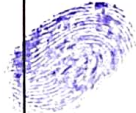





Ashok Kumar Saha

Finger Prints of SECOND PARTY


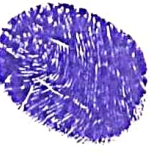

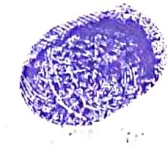
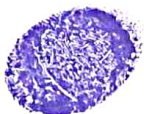
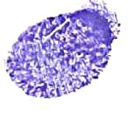
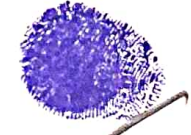




		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Seebanta Saha	Left					
	Right					

Seebanta Saha

Finger Prints of SECOND PARTY

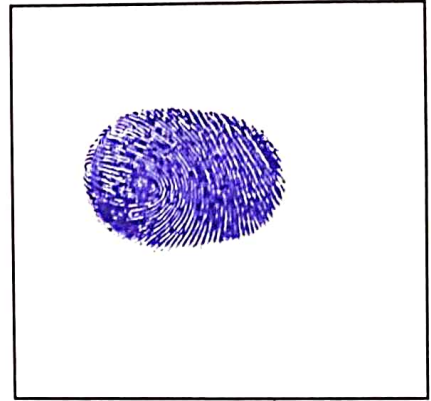
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 Ashis Sarkar	Left					
	Right					

Finger Prints of SECOND PARTY

		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Sharmistha Saha	Left					
	Right					

Sharmistha Saha

Finger Print of Identified



Tapu Talukdar
(Signature of Identifier)

Major Information of the Deed



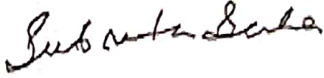






Deed No :	I-0711-00984/2023	Date of Registration	10/02/2023
Query No / Year	0711-2000271466/2023	Office where deed is registered	
Query Date	01/02/2023 5:55:37 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	BAPPA SAHA RABINDRA NAGAR,Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734006, Mobile No. : 9126706867, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 85,19,729/-		
Stampduty Paid(SD)-	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



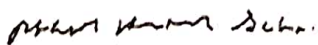
District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: Pran Krishna Sarani, Road Zone : (Ward No. 38 -- Ward No. 38) , Mouza: Dabgram Sheet No - 12, JI No: 2, Pin Code : 734006

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-431/740	RS-660	Bastu	Bastu	0.1157 Acre		85,19,729/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					11.57Dec	0 /-	85,19,729 /-	

Land Lord Details :



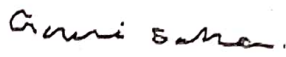
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subrata Saha (Presentant) Son of Late Sadananda Saha Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
Hakim Para, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx7k, Aadhaar No: 33xxxxxxxx3881, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt APARNA SAHA Wife of Mr SUBRATA SAHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx8E, Aadhaar No: 86xxxxxxxx5428, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr KRISHNA SAHA Son of Mr MANGAL CHANDRA SAHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AYxxxxxx6C, Aadhaar No: 69xxxxxxxx1127, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				

4

Name	Photo	Finger Print	Signature
Mr ASHOK KUMAR SAHA Son of Late SANTI RAM SAHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
10/02/2023	LTI 10/02/2023	10/02/2023	




SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8G, Aadhaar No: 70xxxxxxxx6223, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office

5

Name	Photo	Finger Print	Signature
Smt GOURI SAHA Wife of Mr ASHOK KUMAR SAHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
10/02/2023	LTI 10/02/2023	10/02/2023	



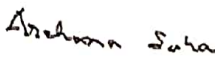
SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx2D, Aadhaar No: 94xxxxxxxx4409, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office

6

Name	Photo	Finger Print	Signature
Mr ASHIS SARKAR Son of Mr ASHUTOSH SARKAR Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
10/02/2023	LTI 10/02/2023	10/02/2023	

AURABINDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx2N, Aadhaar No: 93xxxxxxxx5469, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office

7







Name	Photo	Finger Print	Signature
Smt ARCHANA SAHA Wife of Mr SEKHAR CHANDRA SAHA Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
10/02/2023	LTI 10/02/2023	10/02/2023	






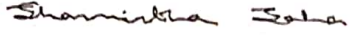
SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: NJxxxxxx3G, Aadhaar No: 75xxxxxxx5036, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office

Developer Details :



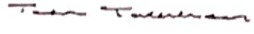
Sl No	Name,Address,Photo,Finger print and Signature
1	S.S. ABASAN HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006 , PAN No.:: AExxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHOK KUMAR SAHA Son of Late SANTI RAM SAHA Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 <small>Feb 10 2023 2:44PM</small>	 <small>LTI 10/02/2023</small>	 <small>10/02/2023</small>
SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8G, Aadhaar No: 70xxxxxxx6223 Status : Representative, Representative of : S.S. ABASAN (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr SUBRATA SAHA Son of Late SADANANDA SAHA Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 <small>Feb 10 2023 3:24PM</small>	 <small>LTI 10/02/2023</small>	 <small>10/02/2023</small>
HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7K, Aadhaar No: 33xxxxxxx3881 Status : Representative, Representative of : S.S. ABASAN (as PARTNER)				

3	Name	Photo	Finger Print	Signature
	Mr ASHIS SARKAR Son of Mr ASHUTOSH SARKAR Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 Feb 10 2023 3:25PM	 LTI 10/02/2023	 10/02/2023
AURABINDA PALLY, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx2N, Aadhaar No: 93xxxxxxxx5469 Status : Representative, Representative of : S.S. ABASAN (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Smt SHARMISTHA SAHA Wife of Mr KRISHNA SAHA Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	 Feb 10 2023 2:45PM	 LTI 10/02/2023	 10/02/2023
SUKANTA NAGAR, City:- Siliguri Mc, P.O:- RABINDRA SARANI, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx8M, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S.S. ABASAN (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPU TALUKDAR Son of Mr GOBINDA TALUKDAR NETAJI PARA, City:- Siliguri Mc, P.O:- GHUGUMALI, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006	 10/02/2023	 10/02/2023	 10/02/2023
Identifier Of Mr Subrata Saha, Smt APARNA SAHA, Mr KRISHNA SAHA, Mr ASHOK KUMAR SAHA, Smt GOURI SAHA, Mr ASHIS SARKAR, Smt ARCHANA SAHA, Mr ASHOK KUMAR SAHA, Mr SUBRATA SAHA, Mr ASHIS SARKAR, Smt SHARMISTHA SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Saha	S.S. ABASAN-1.65286 Dec
2	Smt APARNA SAHA	S.S. ABASAN-1.65286 Dec
3	Mr KRISHNA SAHA	S.S. ABASAN-1.65286 Dec
4	Mr ASHOK KUMAR SAHA	S.S. ABASAN-1.65286 Dec
5	Smt GOURI SAHA	S.S. ABASAN-1.65286 Dec
6	Mr ASHIS SARKAR	S.S. ABASAN-1.65286 Dec
7	Smt ARCHANA SAHA	S.S. ABASAN-1.65286 Dec

Endorsement For Deed Number : I - 071100984 / 2023

On 10-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:50 hrs on 10-02-2023, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Subrata Saha , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 85,19,729/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 10/02/2023 by 1. Mr Subrata Saha, Son of Late Sadananda Saha, Hakim Para, P.O: Siliguri, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 2. Smt APARNA SAHA, Wife of Mr SUBRATA SAHA, HAKIM PARA, P.O: SILIGURI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by Profession Business, 3. Mr KRISHNA SAHA, Son of Mr MANGAL CHANDRA SAHA, SUKANTA NAGAR, P.O: RABINDRA SARANI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Service, 4. Mr ASHOK KUMAR SAHA, Son of Late SANTI RAM SAHA, SUKANTA NAGAR, P.O: RABINDRA SARANI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 5. Smt GOURI SAHA, Wife of Mr ASHOK KUMAR SAHA, SUKANTA NAGAR, P.O: RABINDRA SARANI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 6. Mr ASHIS SARKAR, Son of Mr ASHUTOSH SARKAR, AURABINDA PALLY, P.O: RABINDRA SARANI, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 7. Smt ARCHANA SAHA, Mr SEKHAR CHANDRA SAHA, SUKANTA NAGAR, P.O: RABINDRA SARANI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Mr TAPU TALUKDAR, , , Son of Mr GOBINDA TALUKDAR, NETAJI PARA, P.O: GHUGUMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 10-02-2023 by Mr ASHOK KUMAR SAHA, PARTNER, S.S. ABASAN (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr TAPU TALUKDAR, , , Son of Mr GOBINDA TALUKDAR, NETAJI PARA, P.O: GHUGUMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 10-02-2023 by Mr SUBRATA SAHA, PARTNER, S.S. ABASAN (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr TAPU TALUKDAR, , , Son of Mr GOBINDA TALUKDAR, NETAJI PARA, P.O: GHUGUMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 10-02-2023 by Mr ASHIS SARKAR, PARTNER, S.S. ABASAN (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr TAPU TALUKDAR, , , Son of Mr GOBINDA TALUKDAR, NETAJI PARA, P.O: GHUGUMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Execution is admitted on 10-02-2023 by Smt SHARMISTHA SAHA, PARTNER, S.S. ABASAN (Partnership Firm), HAKIM PARA, City:- Siliguri Mc, P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734006

Indetified by Mr TAPU TALUKDAR, , , Son of Mr GOBINDA TALUKDAR, NETAJI PARA, P.O: GHUGUMALI, Thana: Bhaktinagar, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2023 6:43PM with Govt. Ref. No: 192022230289351438 on 09-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5158785189639 on 09-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

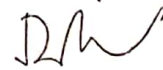
Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 26584, Amount: Rs.1,000.00/-, Date of Purchase: 19/09/2022, Vendor name: Jaya Rani Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2023 6:43PM with Govt. Ref. No: 192022230289351438 on 09-02-2023, Amount Rs: 9,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5158785189639 on 09-02-2023, Head of Account 0030-02-103-003-02



Biswarup Goswami
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0711-2023, Page from 24978 to 24999

being No 071100984 for the year 2023.



DM

Digitally signed by BISWARUP
GOSWAMI
Date: 2023.02.16 12:58:33 +05:30
Reason: Digital Signing of Deed.

(Biswarup Goswami) 2023/02/16 12:58:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)